

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

20 STRETTON DRIVE TORQUAY VIC 3228

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$980,000

&

\$1,020,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,225,000

Property type

House

Suburb

Torquay

Period-from

01 May 2023

to

30 Apr 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

26 LEGACY DRIVE TORQUAY VIC 3228	\$1,040,000	06-Mar-24
52 STRETTON DRIVE TORQUAY VIC 3228	\$1,050,000	10-Feb-24
34 POA STREET TORQUAY VIC 3228	\$995,000	12-Sep-23

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 15 May 2024



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26 LEGACY DRIVE TORQUAY VIC 3228

Sold Price

^{RS}

\$1,040,000

Sold Date

06-Mar-24



4



2



2

Distance

0.16km



52 STRETTON DRIVE TORQUAY VIC 3228

Sold Price

\$1,050,000

Sold Date

10-Feb-24



4



2



2

Distance

0.29km



34 POA STREET TORQUAY VIC 3228

Sold Price

\$995,000

Sold Date

12-Sep-23



4



2



2

Distance

0.33km

RS = Recent sale

UN = Undisclosed Sale

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